

**Bryan Davies
+ Associates**

SELLING HOMES 7 DAYS A WEEK

4 MOSTYN STREET
LLANDUDNO
LL30 2PS

(01492) 875125

47 PENRHYN AVENUE
RHOS ON SEA, COLWYN BAY
LL28 4PS

(01492) 544551

**AUCTIONEERS
●
ESTATE AGENTS**

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Apartment 1, Ormeside Grange, Gloddaeth Street, Llandudno, LL30 2DF



£110,000

1 Reception - 1 Bedroom - 1 Bathroom

www.bdahomesales.co.uk

Apartment 1, Ormeside Grange, Gloddaeth Street, Llandudno, LL30 2DF

A POPULAR PURPOSE BUILT BLOCK OF RETIREMENT APARTMENTS, THIS IS A GROUND FLOOR ONE BEDROOM APARTMENT FACING ONTO GLODDAETH STREET built within 300 yards of Llandudno Town shopping and 400 yards to the promenade. The accommodation briefly comprises hall with cloaks cupboard and airing cupboard; lounge/dining room; archway to kitchen with base, wall and drawer units; built in oven; microwave; hob, cooker hood; bedroom with built in wardrobes, cupboards and bedside units; 3 piece shower room. The property features electric panel heating and UPVC double glazing. There is a guest suite subject to availability. The property is held on LEASEHOLD Tenure.

The Accommodation Comprises:-

FRONT DOOR

To:-

VESTIBULE

Security entry system.

RECEPTION HALL

RESIDENTS LOUNGE

With comfortable seating for residents and their guests, En-suite kitchen for residents coffee morning etc.

LAUNDRY FACILITIES

(no extra charge).

LIFT TO ALL FLOORS

Ground Floor Self-Contained Front Door to Apartment No. 1

ENTRANCE HALL

Double cloaks cupboard and airing cupboard with hanging rail and slatted shelving, double mirror fronted folding doors, security intercom video entry phone, coved ceiling.

LOUNGE/DINING ROOM

6.70m x 3.10m (22'0" x 10'2") Maximum into bay window, modern fire surround with electric fire, t.v. Point, 4 wall light points, electric panel heater, coved ceiling, UPVC double glazed bay window, arch to:-



KITCHEN

2.12m x 2.09m (6'11" x 6'10") Fitted base, wall, drawer, glass fronted and corner display shelving in white, round edged worktops, inset single drainer sink unit with mixer taps, integrated 4 ring electric hob and cooker hood over, electric oven and microwave, under unit lighting, wall tiling, coved ceiling.

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BEDROOM 1

4.28m x 2.72m (14'1" x 8'11") Including fitted double wardrobes and top cupboards with bedside cabinets, t.v. Point, 2 wall light points, electric panel heater, UPVC double glazed window.



THREE-PIECE SHOWER ROOM

Shower stall with electric Mira shower, vanity wash hand basin, corner display shelving, w.c., heated towel rail, extractor fan, recessed lighting.

Tenure:-

The property is held on LEASEHOLD Tenure over 125 years from 01/01/1990 with a Ground Rent of £110.00 per annum rising to £210.00.

Council Tax band

Is C obtained from www.conwy.gov.uk

Maintenance

For 2020 is approximately £2,250 including redecoration fund and sinking fund.

THERE IS A VIDEO TOUR ON LINE FOR THIS PROPERTY

DIRECTIONS:

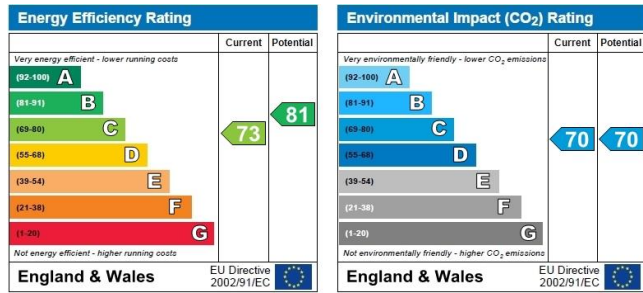
From our Llandudno Office proceed North up Mostyn Street to the Millennium Clock roundabout, turn left onto Gloddaeth Street and the property can be viewed after approximately 300 yards on your left hand side. V6490 20/08/20 Rev 28/08/20

LLANDUDNO OFFICE OPENING HOURS

Monday to Friday: 8.30 a.m to 5.30 p.m.
Saturday: 9 a.m to 4.00 p.m.

Ref: 6490

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We will be pleased to arrange a viewing of this Home

01492 875125 or 01492 544551

e mail: llandudno@bdahomesales.co.uk

